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UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA

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Wilmington Trust, National
Association, as Successor Trustee to
Citibank, N.A., as Trustee for Bear
Stearns ALT-A Trust, Mortgage Pass-
Through Certificates, Series 2007-1, its
assignees and/or successors,

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Plaintiff,

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vs.

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Ella Vitug,
and DOES 1-10, inclusive,

Defendant(s).

Case No.: 5:25-cv-00065-JGB-SHK

Removed from Riverside County
Superior Court, Case UDCO02400433


**ORDER REMANDING CASE TO
SUPERIOR COURT**

1 The Court has reviewed the Ex Parte Motion to Remand (Dkt. No. 7) filed by
2 Plaintiff Wilmington Trust, National Association, as Successor Trustee to Citibank,
3 N.A., as Trustee for Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates,
4 Series 2007-1, its assignees and/or successors.

5 **GOOD CAUSE HAVING BEEN SHOWN**, this Court finds that it lacks
6 subject matter jurisdiction over this action because Plaintiff's right to relief on the
7 unlawful detainer claim does not depend on the resolution of a substantial question
8 of federal law. See Evans v. Superior Court, 67 Cal. App. 3d 162, 168 (1977).

9 **IT IS HEREBY ORDERED** that the Ex Parte Motion to Remand is
10 **GRANTED** and the instant case is remanded to the California Superior Court,
11 County of Riverside.

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13 Dated: January 31, 2025

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15 Hon. Jesus Bernal
16 United States District Judge
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